



CITY OF VENICE

DEVELOPMENT SERVICES DEPARTMENT- PLANNING AND ZONING DIVISION

401 W. Venice Avenue, Venice, FL 34285

(941) 486-2626 ext. 7434 www.venicegov.com

SITE & DEVELOPMENT PLAN APPLICATION

Submit a complete application package to the Planning and Zoning Division. All information must be legible and will become a permanent part of the public record. Incomplete applications will not be reviewed and will be returned to the applicant/agent. Refer to the City of Venice Code of Ordinances Section 86-49(g) for complete site and development plan submittal requirements.

Project Name: Laurel Road Apartments

Brief Project Description: 276 Apartment Subdivision

Address: 2300 Laurel Road E., Nokomis, FL 34275

Parcel Identification No.(s): 0385010002 and 0385020002

Parcel Size: 25.57

☐ Commercial ☒ Residential

Zoning Designation(s): RMF3

FLUM Designation(s): Mixed Use Corridor

Applicant/Property Owner Name: Venice MF Ventures, LLC

Address: P.O. Box 449, Geismar, LA 70734

Email: sean@venturesdevelopmentgroup.com

Phone: 904-318-7722

Design Professional or Attorney: AM Engineeeing, Inc.

Address: 8340 Consumer Ct., Sarasota, FL 34240

Email: sleins@amengfl.com

Phone: 941-377-9178

Authorized Agent (1 person to be the point of contact): AM Engineering, Inc.

Address: 8340 Consumer Ct., Sarasota, FL 34240

Email: sleins@amengfl.com

Phone: 941-377-9178

Fee: The Zoning Administrator determines if a project is a minor or major site and development plan. A 35% reduction will be applied to concurrently filed land use petitions that qualify. Some projects may be assessed an extended technical review fee of \$1400:

☒ Major Site & Development Plan \$4,700

☐ Minor Site & Development Plan 533

☐ Major Site & Development Plan Amendment \$2,300

☐ Minor Site & Development Plan Amendment \$533

Per Code Section 86-586, legal advertising and public notice fees in excess of \$50 will be billed after all public hearings, regardless of approval status. Other fees may include review of transportation/environmental reports and studies by the City's consultant, verification by a consultant of the accuracy of the legal description provided by the applicant/agent and City Attorney fees. These fees are billed separately and must be paid before the Planning Commission public hearing.

BILL TO: ☐ APPLICANT ☐ AGENT (SELECT ONE)

Staff Use Only

Petition No. 19-02SP

Fee: \$4700.00

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Application packages are reviewed by Planning Staff for completeness within 3 business days, as outlined in the Technical Review Committee (TRC) Calendar. Packages must be submitted via hard & electronic copies, and additional copies may be requested. Large plans should be collated and folded to allow the bottom right corner visible. Concurrently filed applications must be packaged separately. Please indicate N/A if the document is not being submitted.

- ☐ **Application:** (15 hard copies)
- ☐ **Project Narrative:** Provide A statement describing in detail the character and intended use of the development, in addition to the short description on page one of the application. Confirm consistency with all applicable elements of the City's Comprehensive Plan. (15 hard copies).
- ☐ **CD with Electronic Files:** Provide PDF's of ALL documents, appropriately identified by name on one CD. All PDF's of site & development plans need to be signed and sealed. *The legal description for each parcel must be submitted in text format and will be verified by a consultant.*
Agent Authorization Letter: A signed letter from the property owner, authorizing one individual to submit an application and represent the owner throughout the application process. This individual will be the single point of contact for staff (1 hard copy).
- ☐ **Statement of Ownership and Control:** Documentation of ownership and control of the subject property (deed). Sarasota County Property Appraiser or Tax Collector records will not suffice. Corporations or similar entities must provide documents recognizing a person authorized to act on behalf of the entity (1 hard copy).
- ☐ **Survey of the Property:** One signed and sealed survey that accurately reflects the current state of the property. Each parcel must have its own legal description listed separately on the survey, correctly labeled by parcel id. Date of Survey:
- ☐ **Concurrency Application and Worksheet:** (15 hard copies). *If a traffic study is required, contact Planning staff to schedule a methodology meeting. After the methodology meeting, two copies of the traffic study (signed, sealed, and dated), and electronic files (SYN, HCS files etc.) will be required. [Traffic Study is Underway](#)
- ☐ **School Concurrency (Residential Projects Only):** School Impact Analysis Receipt from Sarasota County dated 10 days prior to petition submittal (1 hard copy).
- ☐ **Public Workshop Requirements:** (Section 86-41) ☒ Copy of Newspaper advertisement ☒ Copy of notice to property owners ☒ Copy of sign-in sheet ☒ Written summary of public workshop (NOT APPLICABLE FOR MINOR SITE & DEVELOPMENT PLANS)
- ☐ **Common Facility Statements:** common facilities, such as recreation areas or structures, private streets, common open space, parking areas, access drives, etc., are to be provided for the development, statements as to how such common facilities are to be provided and permanently maintained (1 hard copy). [See Civil Cover Sheet Note #3](#)
- ☐ **Stormwater Calculations:** Document addressing drainage concurrency by means of a certified drainage plan (signed and sealed, 2 hard copies). [See Civil Cover Sheet Note 16.4](#)
- Site & Development Plans: 15 sets of the following folded plans, including 3 signed, sealed, and dated (rolled plans not accepted):**
 - ☐ **Site Plan:** containing the title of the project and the names of the project planner and developer, date and north arrow, and based on an exact survey of the property drawn to a scale of sufficient size to show:
 - a. Boundaries of the project, any existing streets, buildings, watercourses, easements and section lines; b. Exact location of all existing and proposed buildings and structures; c. Access and traffic flow and how vehicular traffic will be separated from pedestrian and other types of traffic; d. Off-street parking and off-street loading areas; e. Recreation facilities locations; f. All screens and buffers; g. Refuse collection areas; h. Access to utilities and points of utility hookups; and i. Land use of adjacent properties.
 - ☐ **Utility Plan Details (not an exhaustive list):** a. Potable water and wastewater main size and location; b. Manhole separation; c. Location of nearest fire hydrants; d. Water valve location; e. Distance from water main to proposed building; and, f. Access to utilities and points of utility hookups.
 - ☐ **Storm drainage, potable water and wastewater collection system plans:** Include driveway dimensions and turning radius.
 - ☐ **Landscaping plan (15 sets):** include types, sizes and location of vegetation and decorative shrubbery, showing provisions for irrigation and maintenance, and showing all existing trees, identifying those trees to be removed.
 - ☐ Existing Tree survey ☐ Detailed inventory : Show all proposed trees and plants by type and size
 - ☐ **Signage (15 sets):** Depict by dimension all ground and wall signage (location, size, height, and design), with an exterior lighting plan.
 - ☐ **Architectural Elevations (15 sets):** definitions for buildings in the development; and exact number of dwelling units, sizes and types, together with typical floor plans of each type.

Technical compliance must be confirmed 30 days before a public hearing will be scheduled. The applicant or agent MUST be present at the public hearing and will be contacted by staff regarding availability.

By submitting this application the owner(s) of the subject property does hereby grant his/her consent to the Zoning Official and his/her designee, to enter upon the subject property for the purposes of making any examinations, surveys, measurements, and inspections deemed necessary to evaluate the subject property for the duration of the petition.

Authorized Agent Name & Date: D. Shawn Leins, P.E. 01/16/19	Applicant Name & Date: VEDICE MF VENTURES, LLC 1/14/19
Authorized Agent Signature: 	Applicant Signature:

Narrative & Comprehensive Plan Consistency Analysis

The proposed Laurel Road Apartments is a 276 unit apartment complex located at 2300 Laurel Road in the RMF-3 zoning district. The proposed apartment complex is abutted by the Laurel/Nokomis school to the west, the Publix shopping plaza to the east, residential to the south and undeveloped property to the north of Laurel Road.

The proposed development is consistent with Future Land Use Policy 8.2 as evaluated below.

Policy 8.2

Policy 8.2 Land Use Compatibility Review Procedures. Ensure that the character and design of infill and new development are compatible with existing neighborhoods. Compatibility review shall include the evaluation of:

- A. *Land use density and intensity.*
The proposed apartment use is compatible with the existing neighborhood which consists of a mix of uses including commercial and residential uses. The apartments have been located to provide an appropriate transition between the single family residential development to the south, and the more intense commercial uses to the east.
- B. *Building heights and setbacks.*
The proposed apartment buildings will be three stories in height and located internally to the site with one story garage structures located throughout the site.
- C. *Character or type of use proposed.*
The proposed residential apartment use is consistent with the surrounding uses in the area.
- D. *Site and architectural mitigation design techniques.*
The proposed development is consistent with the architectural requirements of the Comprehensive Plan.

Considerations for determining compatibility shall include, but are not limited to, the following:

- E. *Protection of single-family neighborhoods from the intrusion of incompatible uses.*
The proposed multi-family use is compatible with single family use.
- F. *Prevention of the location of commercial or industrial uses in areas where such uses are incompatible with existing uses.*
Not applicable.
- G. *The degree to which the development phases out nonconforming uses in order to resolve incompatibilities resulting from development inconsistent with the current Comprehensive Plan.*
Not applicable.
- H. *Densities and intensities of proposed uses as compared to the densities and intensities of existing uses.*
The proposed use is compatible with the existing neighborhood which consists of a mix of uses including commercial and residential uses.

Potential incompatibility shall be mitigated through techniques including, but not limited to:
No incompatibility exists, nevertheless, the applicant offers the following responses.

- I. *Providing open space, perimeter buffers, landscaping and berms.*

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The proposed apartment complex includes significant open spaces, perimeter buffers and landscaping to further ensure compatibility.

- J. Screening of sources of light, noise, mechanical equipment, refuse areas, delivery and storage areas.

Sources of light, noise, mechanical equipment, refuse areas, and delivery and storage areas have been appropriately screened.

- K. Locating road access to minimize adverse impacts.

Access will be in compliance with all applicable regulations.

- L. Adjusting building setbacks to transition between different uses.

The proposed building heights and setbacks establish appropriate transitions between the different uses.

- M. Applying step-down or tiered building heights to transition between different uses.

The proposed apartment buildings will be three stories in height and located internally to the site with one story garage structures located throughout the site.

- N. Lowering density or intensity of land uses to transition between different uses.

The proposed apartments have been located to provide an appropriate transition between the single family residential development to the south and the more intense commercial uses to the east.

Sections 86-23 (m)(1-12)

- (1) Sufficiency of statements on ownership and control of the development and sufficiency of conditions of ownership or control, use and permanent maintenance of common open space, common facilities or common lands to ensure preservation of such lands and facilities for their intended purpose and to ensure that such common facilities will not become a future liability for the city.

RESPONSE: The proposed rental apartment complex will be owned by Venice MF Ventures, LLC, who will be responsible for maintenance of the facility and property. The City will not be responsible for any maintenance related to this project and property.

- (2) Intensity of use and/or purpose of the proposed development in relation to adjacent and nearby properties and the effect thereon; provided, however, that nothing in this subsection shall be construed as granting the planning commission the authority to reduce residential densities below that permitted by the schedule of district regulations set out in this code.

RESPONSE: The proposed rental apartment complex will provide a benefit to the Triple Diamond Commerce Park and Laurel Interchange Business Park by providing housing for those workers at these industrial parks.

- (3) Ingress and egress to the development and proposed structures thereon, with particular reference to automotive and pedestrian safety, separation of automotive traffic and pedestrian and other traffic, traffic flow and control, provision of services and servicing of utilities and refuse collection, and access in case of fire, catastrophe or emergency.

RESPONSE: The proposed development includes one full entrance and one right-in/right-out entrance. In addition, a westbound to southbound left turn lane is proposed on Laurel Rd. Parking, refuse collection, and utility infrastructure is proposed.

- (4) Location and relationship of off-street parking and off-street loading facilities to thoroughfares and internal traffic patterns within the proposed development, with particular reference to automotive and pedestrian safety, traffic flow and control, access in case of fire or catastrophe, and screening and landscaping.

RESPONSE: Proposed off-street parking and off-street loading facilities have been designed with safety, flow, access, screening, and landscaping in mind.

- (5) Sufficiency of proposed screens and buffers to preserve internal and external harmony and compatibility with uses inside and outside the proposed development.

RESPONSE: Proposed landscaping buffers will preserve harmony and compatibility.

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- (6) Manner of drainage on the property, with particular reference to the effect of provisions for drainage on adjacent and nearby properties and the consequences of such drainage on overall public drainage capacities.

RESPONSE: The proposed surface water management system meets the requirements of the City of Venice and the Southwest Florida Water Management District.

- (7) Adequacy of provision for sanitary sewers, with particular relationship to overall city sanitary sewer availability and capacities.

RESPONSE: Sanitary sewer service is available and there is sufficient capacity for the proposed development.

- (8) Utilities, with reference to hook-in locations and availability and capacity for the uses projected.

RESPONSE: All utilities to the proposed rental apartment complex are existing and have the capacity to serve the intended use.

- (9) Recreation facilities and open spaces, with attention to the size, location and development of the areas as to adequacy, effect on privacy of adjacent and nearby properties and uses within the proposed development, and relationship to community or citywide open spaces and recreational facilities.

RESPONSE: The proposed rental apartment complex includes recreation facilities for the use of the residents.

- (10) General site arrangement, amenities and convenience, with particular reference to ensuring that appearance and general layout of the proposed development will be compatible and harmonious with properties in the general area and will not be so at variance with other development in the area as to cause substantial depreciation of property values.

RESPONSE: The proposed layout is consistent with the originally approved site development plans.

- (11) Such other standards as may be imposed by the city on the particular use or activity involved.

RESPONSE: The proposed project meets the known City of Venice standards.

- (12) In the event that a site and development plan application is required, no variance to the height, parking, landscape, buffer or other standards as established herein may be considered by the planning commission. The planning commission may consider modifications to these standards under the provisions and requirements for special exceptions.

RESPONSE: The proposed project does not require any variances to the City of Venice standards.